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8<sup>th</sup> October 2018

Dear Sir/Madam

**RETROSPECTIVE APPLICATION FOR MINOR EXTERNAL WORKS TO THE FAÇADE OF 112 AND 112A TO INCLUDE A SINGLE SHARED ENTRANCE DOOR AND ASSOCIATED WORKS; AND FULL HEIGHT GLAZED DOOR TO BASEMENT ADJACENT TO LIGHTWELL. 112 AND 112A MALDEN ROAD, LONDON NW5 4BY**

Please find attached an application submitted on behalf of Mr Desmond Hirsch and Dr Pam Hirsch. This application is retrospective and seeks consent for minor external changes to the front façade of 112 and 112A Malden Road.

In support of the submission the following plans have been submitted:-

Existing/Approved plans (as approved under 2016/6011/P) :-

- 0814-16 /12 C Existing and Approved Elevations
- 0814-16 /13 B Approved Section

Proposed Alterations (retrospective):-

- 18082 drawing 01 Location and Block Plan
- 18082 drawing 02 Floor Plans
- 18082 drawing 03 Elevations

The development site is located within the London Borough of Camden. It is located on the eastern frontage of Malden Road and north of the intersection with Queen's Crescent. The site is not located in a Conservation Area, nor is it a listed building.

By way of background, a certificate of Lawfulness (Proposed) was granted under 2016/3329/P for the change of use from retail (Class A1) to residential (Class C3) to create 1 no. self-contained 1-bed flat at ground and basement level on the 20<sup>th</sup> July 2016.

This was followed by an application for external works to create a mansard roof extension to provide additional living accommodation at third floor level for the existing upper level flat; installation of first floor balcony at rear; alterations to openings; installation of pavement lights at front of building to serve existing underground vaults as approved under application 2016/6011/P.

This retrospective application seeks consent for minor external works to the ground floor of the existing building to include a single shared entrance door and associated works. In doing so this allows a shared entrance hall to be created to provide separate access to residential units 112 and 112A as permitted under application 2016/3329/P.

As is evident on the plans the scheme retains 2 residential units, although the internal configuration has been adjusted so that the lower unit now comprises the basement and ground floor, together with a first floor which previously formed part of residential unit 112A above. The glazing within the basement adjacent to the light-well has also been introduced to allow additional light into the basement.

Yours sincerely

**Justin Bainton**  
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